



**REGULAR MEETING OF THE CITY COUNCIL
TUESDAY MARCH 8, 2022
MINUTES**

A meeting of the City Council ("Council") of the Village of The Hills ("the Village") was held in person and remotely. Mayor Wharton called the meeting to order, and the roll was called of the duly constituted officers and members of the Council to wit:

Greg Wharton, Mayor	Jim Nelson, Councilmember, Treasurer (via Zoom)
Hilda Potsavich, Mayor Pro Tem	Sarah Carroll, Councilmember
Robert Smith, Councilmember, Secretary	Rick Van Dalen, Councilmember

and all said persons were present, except Councilmember Rick Van Dalen was absent, thus constituting a quorum.

Also present were Wendy Smith, Sonja De La Fuente and Steven De Graffenreid, Village of The Hills, and Tom Stiles, The Hills of Lakeway Property Owners Association.

1. CALL TO ORDER

The meeting was called to order at 9:00 A.M.

2. EXECUTIVE SESSION

The Council went into Executive Session at 9:00 A.M.

The Mayor and City Council may adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code including, but not limited to, Sections §441.071 (Consultation with attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), §551.087 (Economic Development), §418.183 (Deliberations about Homeland Security Issues), and as authorized by the Texas Tax Code including, but not limited to Section 321.3022 (Sales Tax Information).

- A. §551.074 Personnel Matters: City Staff Compensation Review
- B. §551.072 Deliberations about Real Property: Properties utilized as drainage, floodplain, and water retention facilities

The City Council came out of Executive Session at 9:45 A.M. and convened the Regular meeting at 9:30 A.M.

Reportable action taken in Executive Session was as follows: To implement pay and procedures as discussed in Executive Session.

3. PLEDGE OF ALLEGIANCE

The Mayor led the Pledge of Allegiance.

4. PUBLIC COMMENT

Ray Hatch of 49 Stillmeadow Drive requested that the City Council review and maintain the cart path adjacent to his property. He advised that his neighbor has been maintaining it, but believes it is the City's responsibility to do this.

The Mayor advised Mr. Hatch that he would meet him at the site at 4:00 P.M. on March 8, 2022.

5. CONSENT AGENDA

- A. Minutes of the February 8, 2022, Regular City Council Meeting
- B. Finance/Treasurer's Report for February 2022

Treasurer Jim Nelson provided the Treasurer's Report for February. He informed the Council that only four percent is left to collect in property tax and sales and beverage tax are estimated to be over what was expected.

Mayor Pro Tem Potsavich moved approval of the consent agenda; Councilmember Carroll seconded the motion, which carried 4-0 with Councilmember Van Dalen absent.

6. REPORTS

- A. Law Enforcement

Constable Ginnetti reported that there have been several contractors in The Hills this past month and the armed bars were hit a couple of times. There was some discussion regarding the definition of selective traffic enforcement. Constable Ginnetti explained examples include radar or problematic intersections.

B. POA Liaison

Mayor Pro Tem Potsavich reported the Board met in Executive Session prior to opening the meeting to the public.

GENERAL SESSION

Homeowners Forum - Laura Sexton asked if the new management company (PS) will mail invoices to all homeowners? (Yes). She also asked if anyone knew what going on at the Lakeway Post office parking lot? (No). Ray Hatch asked why Amazon delivery trucks are driving on the golf course cart paths? (Should be referred to the Club).

COMMITTEE REPORTS

Landscape Committee - LandCare is completing repairs on the fountain; the committee will meet in March to begin planning for Spring planting.

ROAD COMMITTEE

Crack seal repair is scheduled for April or May SECURITY Length of time PODs are allowed to remain at a given site in ten days (2 weeks ?) per permit. The Board discussed the best method of control to make sure the comply. Security is to check to make sure trash cans are not just moved from the street but also put away out of sight as required. They are still waiting for the correct height posts for the radar sign at Tiburon and The Hills Drive. POA has reached an agreement with Flintrock to control traffic violations by residents of either community. (RFID access).

COLLECTIONS POLICY

Changed to reflect a \$20 late fee after 30 days. They rescinded the policy that allowed management to "speed collect" delinquent accounts.

PURCHASING POLICY

The Board discussed the wording of the policy as to who has purchasing power and who is authorized to write checks.

INTERNET CONTRACT

The length of the contract with Spectrum was discussed and provisionally approved depending upon further information from the vendor.

Mayor Pro Tem Potsavich also reported that fountain was recently repaired and will be functioning once the MUD repairs a nearby water leak.

There was a brief discussion regarding the cut through agreement with Flintrock.

C. MUD Liaison

Councilmember Carroll advised that she attended the MUD Board meeting held on February 23, 2022, and reported the following:

- Jake, with Legacy Performance Capital, was in attendance to causally propose preliminary plans of Academy place development and seek considerations from MUD on behalf of Philip (owner of Legacy)
 - Earl updated MUD Board on concerns 1) with modifications to TCQ current approvals for wastewater disposal (possible modification of rule specifying disposal 4.5gal/acre foot 'grandfathered' to today's standard rule of 2.5gal/acre foot, +/- effluent areas); 2) concerned about water commitment currently noted as "fully built out" so this would modify TCQ standards of 70% capacity and possibly need additional storage space; 3) treatment facility capacity and additional impervious coverage; where to find additional space
 - Board members verbalized they would like to support new development
 - Earl presented a legal agreement for Legacy to consider stating among other items:
 - Need an engineer to do a feasibility study, at no cost to MUD (paid by Legacy estimated to be \$30K)
 - It is not an obligation to provide utilities
- Emergency Preparedness Plan was signed 2/22/22; MUD has proof of redundant power and the plans for interconnect with District 17 and Lakeway MUD for review
- Drainage issues/actions:
 - various issues amongst our community whereby drainage work will be on-going
 - Board Members asked for communication to the residents involved/surrounding work
 - large project of new drainage install between 27 Camwood/6 Heatherbloom and onward until hits drainage on The Hills drive
 - moderate project redoing drainage into sewer main between 5 & 7 Dewdrop
 - 6 Hedgefield Ct is considering purchasing & replating ~1/10th of 28 Wingreen's backyard along Hedgefield Ct therefore MUD is requesting that drainage be constructed by Hedgefield owner within a certain timeframe
 - 27 Stillmeadow also discussed the longstanding request (2005); Earl is aware
- Bookkeeper reported the favorable financial results related to sharing baking with City (cut costs and waived fees); reports being on plan for budget (unfavorable notes due to timing)
- Manager's Report
 - 1207 connections (2 still under construction)
 - Broken shaft/connection in rag passing station was being investigated further that day 2/23; temporary solutions in place but need to have repaired or replaced (time sensitive); \$110K unit cost at purchase time 10+ years ago; if takes weeks to repair/replace will also need to purchase \$12K additional trash pump to not have further issues

- MUD will be finding appropriate way to communicate to residents improper flushables (the consumable "flushable" wipes are an apparent cause of on-going issues as are other random objects flushed)

D. Club Liaison

There was no report, as Councilmember Van Dalen was absent.

E. Park Liaison

Councilmember Carroll reported that a Parks and Recreation Commission met on February 14, 2022, at 5:00 P.M.

- Commission presenting to Council (2) commissioner applications for approval
*application attached
 - Gary Weldon
 - Terry Follmer
- April 1 Movie Night currently TBD(same procedure as recently executed); road bump... company who puts on the movie is selling so Commissioner Miguel G. is navigating and researching solutions
- Playground: active construction zone; everyone can help to be sure our community does not disturb or intrude on the space while under construction; Wendy will be adding signage; plan to complete by March 21 and will set date for grand opening event
- Dog Park: open during playground construction; Marshall, Eagle Scout, completed his project of the Dog Park Ramp; an agility play space for the larger dog area.
- Basketball Court resurfacing: Wendy shared pricing (7K-30K) and options are being discussed among commission; no recommendation to council at this date.
- Calendar of Events shared and is open to feedback before next meeting (Wendy has copy)
- Beautification Committee: project was proposed by commissioner Gary and as a response I suggested that they meet as a committee to finalize a priority list (or wish list) of sorts to be sure the commission was in agreement

The Parks and Recreation Commission also met on March 7, 2022, at 5:00 P.M.

- Modified movie night dates. Friday, May 13th is new tentative date
- Playground construction is moving forward with a scheduled completion on Friday, weather pending and a possible grand opening on March 30th at 5:30 P.M. (kid focused)
- Modify policy regarding allowing sponsored food truck at park
- Strategic Planning meeting scheduled for March 24th
- Recommended two applicants as candidates for appointment to the Parks and Recreation Commission

F. Youth Advisory Commission

City Manager Smith reported that the YAC delivered items to assisted living facilities for the Art from the Heart project. Their next meeting falls during spring break, so it will be pushed out to a later date.

G. City Manager's Report

City Manager Smith reported on the following:

- Met with Kurt with Hurst Creek MUD regarding Dewdrop Cove drainage. He advised that he expects a sealed set of plans in the next 60 days
- Treatments in Lohmans right of way and the Park are scheduled
- Introduced Steven DeGraffenreid as the Grounds and Facilities Maintenance Manager
- Traffic study is still pending; will advise engineers of reasonable expectations
- Lohmans wall needs a soft wash; will schedule

H. Mayor's Report

Mayor Wharton reported that he has received calls regarding the airport. He advised that Council may take a position if they wish, but at this time he will address personally.

7. **BUSINESS ITEMS**

- A. Discussion and consideration of appointing Terry Follmer and Gary Weldon to the Parks and Recreation Commission

Councilmember Carroll moved to appoint Terry Follmer and Gary Weldon to the Parks and Recreation Commission; Mayor Pro Tem Potsavich seconded the motion, which carried 4-0. Councilmember Van Dalen was absent.

- B. Discussion and consideration of the Community Service Award(s) and Volunteer Dinner

The Council agreed that the criteria established for selection of a Community Service Award recipient is acceptable. Discussion ensued regarding whether to award the Community Service Award this year or just some "above and beyond" awards.

The Mayor asked Tom Stiles from the POA Board if they would be co-sponsoring the Volunteer Dinner on March 31, 2022, and he confirmed that they would.

There was a consensus of the Council not to award a Community Service Award this year. Of the nominees, the Mayor will recognize the storm volunteers, Councilmember Carroll will recognize Park volunteers, and Mayor Pro Tem Potsavich will recognize POA volunteers

- C. Discussion and consideration of approving Change Order No. 1 to Contract with Green Dream International for Walking Trail VTH.003

The City Manager provided the report for this item.

Councilmember Smith moved to approve Change Order No. 1 in the amount of \$52,008 to the Contract with Green Dream International for Walking Trail VTH.003, bringing the total contract amount to \$688,326.; Councilmember Carroll seconded the motion, which carried 4-0. Councilmember Van Dalen was absent.

- D. Discussion and consideration of approving a Lakeway Tree Experts invoice for tree removal related to the Winter Storm of 2021

The City Manager advised that this item no longer needed to be considered.

- E. Discussion and consideration of approving a quote for resurfacing the Basketball Court as recommended by the Parks and Recreation Commission

Councilmember Carroll shared a photo of the damage at the basketball court and advised that the Parks and Recreation Commission recommend approval.

The City Manager reported that three quotes were received from reputable companies, and it is recommended to move forward with the lowest quote in the amount of \$6,000.

Councilmember Carroll moved to approve the quote received from CLR Sports, DBA My Backyard Sports in the amount of \$6,000; Mayor Pro Tem Potsavich seconded the motion, which carried 4-0. Councilmember Van Dalen was absent.

- F. Discussion and consideration of rescheduling upcoming City Council meetings

The Mayor requested the Council move the next meeting to a time outside of work hours.

There was a consensus of the Council to hold the April 12th City Council meeting at 6:00 P.M. with Executive Session beginning at 5:30 P.M.

8. ANNOUNCEMENTS AND REQUESTS

New business items to be included on the next agenda.

- Walking Trail Crossing at the Dam
- Coronavirus Local Fiscal Recovery Fund (CLFR)
- Schedule Strategic Planning Meeting

9. ADJOURNMENT

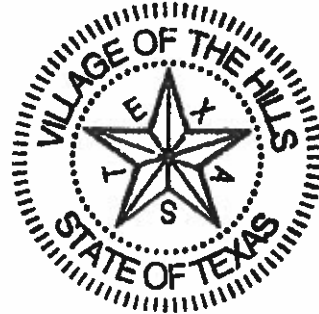
Mayor Pro Tem Potsavich moved to adjourn at 10:41 A.M.; Councilmember Nelson seconded the motion, which carried 4-0. Councilmember Van Dalen was absent.

Signed this 12th day of April 2022.



Greg Wharton, Mayor

(Seal)



ATTEST:



Sonja De La Fuente, City Secretary